

Hearing Date: December 9, 2020 at 9:30.m. (AST)
Objection Deadline: November 24, 2020 at 4:00 p.m. (AST)

**UNITED STATES DISTRICT COURT
DISTRICT OF PUERTO RICO**

IN RE:

COMMONWEALTH OF PUERTO RICO

Debtors

Promesa Title III

Case No. 17-3283 (LTS)

Hearing Date: December 9, 2020 at 9:30.m.
(AST)

Objection Deadline: November 24, 2020 at
4:00 p.m. (AST)

**NOTICE OF HEARING ON THE ASSOCIATION OF OWNERS OF THE MEDINA
PROFESSIONAL CENTER CONDOMINIUM'S REQUEST FOR ALLOWANCE AND
PAYMENT OF ADMINISTRATIVE EXPENSE**

PLEASE TAKE NOTICE that a hearing on the *Association of Owners of the Medina Professional Center Condominium's Request for Allowance and Payment of Administrative Expense* (the "Motion for Payment of Administrative Expense") filed by the Association of Owners of the Medina Professional Center Condominium will be held before the Honorable Laura Taylor Swain, United States District Judge, on December 9, 2020 at 9:30 a.m. (AST) (the "Hearing").

PLEASE TAKE FURTHER NOTICE that any responses or objections ("Objections") to the Motion for Payment of Administrative Expense by any party shall conform to the Federal Rules of Bankruptcy Procedure and the Local Bankruptcy Rules for the District of Puerto Rico, shall be filed with the Court (a) by attorneys practicing in the District Court, including attorneys admitted pro hac vice, electronically in accordance with Rule 5 of the Local Rules for the District of Puerto Rico, and (b) by all other parties in interest, by submitting a hard copy via mail to the Clerk's Office, United States District Court, Room 150 Federal Building, San Juan, PR 00918-1767 or by hand delivery to the Clerk's Office, United States District Court, 150 Carlos Chardon Avenue, Room 150, San Juan, PR 00918, to the extent applicable, and shall be served in accordance with the Thirteenth Amended Case Management Procedures [Docket No. 13,512, Ex. A], so as to be so filed and received no later than November 24, 2020, 4:00 p.m. (AST) (the "Objection Deadline"), to the following parties:

**(i) Chambers of the Honorable
Laura Taylor Swain:**

United States District Court
for the Southern District of
New York

Daniel Patrick Moynihan
United States Courthouse

O'Neill & Borges LLC
250 Muñoz Rivera Ave., Suite 800
San Juan, PR 00918-1813

Attn: Hermann D. Bauer, Esq.
EMail:hermann.bauer@oneillborges.com

(vi) Counsel for the Creditors' Committee:

	500 Pearl St., Suite No. 3212 New York, New York 10007- 1312	Paul Hastings LLP 200 Park Avenue New York, New York 10166 Attn: Luc. A. Despins James Bliss James Worthington E-Mail: lucdespins@paulhastings.com jamesbliss@paulhastings.com jamesworthington@paulhastings.com alexbongartz@paulhastings.com
(ii)	Office of the United States Trustee for Region 21 Edificio Ochoa, 500 Tanca Street, Suite 301 San Juan, PR 00901-1922	Casillas, Santiago & Torres LLC El Caribe Office Building 53 Palmeras Street, Ste. 1601 San Juan, Puerto Rico 00901-2419 Attn: Juan J. Casillas Ayala Diana M. Batlle-Barasorda G. Alexander Bongartz Alberto J. E. Añeses Negrón
(iii)	Puerto Rico Fiscal Agency and Financial Advisory Authority (AAFAF): Puerto Rico Fiscal Agency and Financial Advisory Authority Roberto Sánchez Vilella (Minillas) Government Center De Diego Ave. Stop 22 San Juan, Puerto Rico 00907 Attn: Christian Sobrino Vega, Esq. Mohammad Yassin, Esq. E-Mail: CEO@aafaf.pr.gov Mohammad.Yassin@aafaf.pr. gov	Ericka C. Montull-Novoa E-Mail: jcasillas@cstlawpr.com dbattle@cstlawpr.com aanezes@cstlawpr.com emontull@cstlawpr.com
(iv)	Counsel for AAFAF: O'Melveny & Myers LLP 7 Times Square New York, New York 10036 Attn: John J. Rapisardi, Esq. Suzanne Uhland, Esq. Peter Friedman, Esq. Nancy A. Mitchell, Esq. Maria J. DiConza, Esq. cvelaz@mpmlawpr.com suhland@omm.com pfriedman@omm.com mitchelln@omm.com mdiconza@omm.com	(vii) Counsel for the Retiree Committee: Jenner & Block LLP 919 Third Avenue New York, New York 10022 Attn: Robert Gordon Richard Levin Catherine Steege E-Mail: rgordon@jenner.com rlevin@jenner.com csteege@jenner.com Bennazar, García & Milián, C.S.P. Edificio Union Plaza PH-A piso 18 Avenida Ponce de León #416 Hato Rey, San Juan, Puerto Rico 00918 Attn: A.J. Bennazar-Zequeira E-Mail: ajb@bennazar.org

malvarez@mpmlawpr.com (viii) **The entities listed on the List of Creditors Holding the 20 Largest Unsecured Claims in COFINA's Title III Case.**

Marini Pietrantoni Muñiz LLC
MCS Plaza, Suite 500 (ix) **Counsel to any other statutory committee appointed in these Title III Cases.**
255 Ponce de León Ave.
San Juan, PR 00917
Attn: Luis C. Marini-Biaggi, (x)
Esq.
Carolina Velaz-Rivero Esq.
María T. Álvarez-Santos Esq.
E-Mail:
lmarini@mpmlawpr.com (xi) **any person or entity with a particularized interest in the subject matter of a document**
E-Mail: jrapisardi@omm.com

(v) **Counsel for the Oversight Board:**

Proskauer Rose LLP
Eleven Times Square
New York, New York 10036-8299
Attn: Martin J. Bienenstock
Paul V. Possinger
Ehud Barak
Maja Zerjal
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PLEASE TAKE FURTHER NOTICE that if an Objection to the Motion for Payment of Administrative Expense is not received by the Objection Deadline, the relief requested shall be deemed unopposed, and the District Court may enter an order granting the relief sought without a hearing pursuant to the Thirteenth Amended Case Management Procedures.

PLEASE TAKE FURTHER NOTICE that copies of all documents filed in these title III cases are available (a) free of charge by visiting <https://cases.primeclerk.com/puertorico> or by calling +1 (844) 822-9231, and (b) on the Court's website at <http://www.prd.uscourts.gov> subject to the procedures and fees set forth therein.

Dated: November 16, 2020

Respectfully submitted,

CÓRDOVA & DICK, LLC
Attorneys for the HOA

P.O. Box 194021
San Juan, PR 00919-4021

#403 Calle 12 de Octubre
Urb. El Vedado
San Juan, PR 00918

787 452 6425

/f/BRIAN M. DICK BIASCOECHEA
BRIAN M. DICK BIASCOECHEA
RÚA Núm. 18,276

bmd@cordovadick.com

Hearing Date: December 9, 2020 at 9:30.m. (AST)
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**UNITED STATES DISTRICT COURT
DISTRICT OF PUERTO RICO**

IN RE:

COMMONWEALTH OF PUERTO RICO

Debtors

Promesa Title III

Case No. 17-3283 (LTS)

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**THE ASSOCIATION OF OWNERS OF THE MEDINA PROFESSIONAL CENTER
CONDOMINIUM'S REQUEST FOR ALLOWANCE AND PAYMENT OF
ADMINISTRATIVE EXPENSE**

TO THE HONORABLE COURT:

COMES NOW, the Association of Owners of the Medina Professional Center Condominium (the “HOA” and the “Condominium”, respectively), by virtue of 11 U.S.C. (“Code”) §503, and through the undersigned attorney respectfully states, alleges and prays:

I. Introduction

1. The HOA respectfully requests payment of post-petition HOA fees owed by the Commonwealth on account of its property in the Condominium, as an administrative expense.

II. Facts

2. The Commonwealth owns the Fifth Floor Offices in the Condominium.
3. The Offices are recorded as Lot No. 27,185 in page 31 of Volume 909 of the Río

Piedras Norte Property Registry of San Juan, Section II with the following description:

URBANA: PROPIEDAD HORIZONTAL: Fifth Floor. It is a rectangular-shaped area measuring eighty-four feet (84') long and thirty-eight feet (38') wide, making a total area of three thousand three hundred eight (3,368) square feet, equivalent to three hundred thirteen and one hundredreth (313.01) square meters. The fifth floor has not been divided for office but could be easily divided. Its boundaries are as follows: on the NORTH, with Arzuaga Street; on the SOUTH, with the property of

Federico Basora; on the EAST, with the property of Hermanos Lagunas; and on the WEST, with Monseñor Torres Street.

4. Ownership of the Offices also includes parking lots nos. 501, 502, 503, 504, 505, 506, 507, 508, 509 y 510.

5. The Commonwealth has 5.1% ownership interest in the common elements of the condominium.

6. **Exhibit A** is a title study of the Fifth Floor Offices.

7. The HOA has approved the maintenance fees collected herein.

8. The HOA filed a Proof of Claim (“POC”) for pre-petition HOA fees on May 25, 2018. *See* POC 22747.

9. The HOA’s POC has not been objected.

10. The Commonwealth has not paid the HOA fees that have accrued post-petition.

11. By September 11, 2020, the Commonwealth owed the HOA \$71,002.94 in post-petition maintenance fees.

12. The Offices accrue per diem maintenance fees of \$55.42.

13. **Exhibit B** is a true and correct copy of a statement of account of the Fifth Floor Offices as of September 11, 2020.

14. The Commonwealth leases the Fifth Floor Offices to a non-profit organization called “Jóvenes de Puerto Rico en Riesgo”, which translates to “Youth of Puerto Rico at Risk”.

15. The maintenance fees cover the following costs:

a. Security costs, including:

i. Security guard services

ii. Door locks

- iii. Alarm systems
- b. Cleaning costs, including:
 - i. Cleaning equipment and materials
 - ii. Cleaning services
- c. Maintenance costs, including:
 - i. Elevator maintenance services and materials
 - ii. Water pump maintenance and materials
 - iii. Electrical equipment maintenance services and materials
 - iv. Plumbing equipment maintenance and materials
- d. Administrative costs, including:
 - i. Administrator's fees necessary to generally supervise the condominium, coordinate among office owners, communicate with contractors, maintenance service suppliers and Commonwealth agencies, including to obtain permits, services, etc.
 - ii. Hazard and General Liability Insurance
 - iii. Directors and Officers Insurance
 - iv. Legal costs, including attorneys fees
 - v. Payment of utilities for common areas.

III. Discussion

16. The PR Condominium Act requires that all property owners cover their fair share of condominium maintenance costs. *See* Arts. 59 and 60 of Law 129 – 2020.

17. The Court may allow an administrative expense claim for the post-petition cost of preserving the “property of the debtor.” *See* Code §503(b)(1)(A) and PROMESA § 305(c)(5).

Courts usually assume that HOA fees benefit the property of the debtor because HOAs are typically good judges of the expenses needed to preserve the value of their individual units and the condominiums. *See* 140 A.L.R. 1 §24; *e.g. In re Hill*, 100 BR 907 (ND. Ohio, 1989); *In re Lenz*, 90 BR 458 (DC Colo. 1988); *In re Guillebeaux*, 361 BR 87 (MD NC, 2007). The Court's factual determination on whether the maintenance fees benefit the property of the debtor is therefore somewhat redundant. In any case, the purpose of the HOA fees collected herein is precisely to upkeep, protect and maintain the value of the Offices and the Condominium. Therefore, the HOA fees clearly benefit the debtor's property and therefore fall within the definition of "administrative expense."

18. In sum, the maintenance fees are expenses incurred to preserve the debtor's property. The accrued post-petition HOA fees and the per diem contribution should therefore be allowed and paid as an administrative expense, and the HOA fees should be kept current thereafter. *See* Code §503. A proposed Order is attached hereto as **Exhibit C**.

WHEREFORE, the HOA respectfully requests that the Court allow and order the payment of the accrued post-petition maintenance fees of \$71,002.94 up to September 11, 2020, and a *per diem* of \$55.42, until the date of payment. The HOA further requests an order against the Commonwealth to keep their HOA fees current thereafter.

Respectfully submitted.

In San Juan, Puerto Rico, November 16, 2020.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this date, I electronically filed the foregoing with the Clerk of the Court using the CM/ECF system, which will notify all parties registered through their attorneys of record.

CÓRDOVA & DICK, LLC
Attorneys for the HOA

P.O. Box 194021
San Juan, PR 00919-4021

#403 Calle 12 de Octubre
Urb. El Vedado
San Juan, PR 00918

787 452 6425

/f/BRIAN M. DICK BIASCOECHEA
BRIAN M. DICK BIASCOECHEA
RÚA Núm. 18,276

bmd@cordovadick.com

Exhibit A
StatementAssociation of Owners Professional
Madina Contau Conta
San Juan, PR 00928-1153

Date

9/11/2020

To: DEPARTAMENTO DE EDUCACION
PO BOX 190759
SAN JUAN, PR 00919-0759

Phone #	Fax #	Amount Due	Amount Enc.		
787-562-1252	787-274-2687	\$75,822.94			
Date	Transaction	Amount	Balance		
01/01/2017	INV #6415. Due 01/01/2017. Orig. Amount \$964.00.	964.00	964.00		
02/01/2017	INV #6468. Due 02/01/2017. Orig. Amount \$964.00.	964.00	1,928.00		
03/01/2017	INV #6530. Due 03/01/2017. Orig. Amount \$964.00.	964.00	2,892.00		
04/01/2017	INV #6579. Due 04/01/2017. Orig. Amount \$964.00.	964.00	3,856.00		
05/01/2017	INV #6656. Due 05/01/2017. Orig. Amount \$964.00.	964.00	4,820.00		
06/01/2017	INV #6709. Due 06/01/2017. Orig. Amount \$964.00.	964.00	5,784.00		
07/01/2017	INV #6776. Due 07/01/2017. Orig. Amount \$964.00.	964.00	6,748.00		
07/01/2017	INV #7266. Due 07/01/2017. Orig. Amount \$506.10.	506.10	7,254.10		
07/11/2017	INV #7267. Due 07/11/2018. Orig. Amount \$86.74.	86.74	7,340.84		
07/26/2017	INV #7268. Due 07/26/2017. Orig. Amount \$96.40.	96.40	7,437.24		
08/01/2017	INV #6835. Due 08/01/2017. Orig. Amount \$964.00.	964.00	8,401.24		
08/11/2017	INV #7269. Due 08/11/2017. Orig. Amount \$101.24.	101.24	8,502.48		
08/26/2017	INV #7270. Due 08/26/2018. Orig. Amount \$96.40.	96.40	8,598.88		
09/01/2017	INV #6875. Due 09/01/2017. Orig. Amount \$964.00.	964.00	9,562.88		
09/11/2017	INV #7271. Due 09/11/2017. Orig. Amount \$115.68.	115.68	9,678.56		
09/26/2017	INV #7272. Due 09/26/2017. Orig. Amount \$96.40.	96.40	9,774.96		
10/11/2017	INV #7273. Due 10/11/2017. Orig. Amount \$130.14.	130.14	9,905.10		
10/26/2017	INV #7274. Due 10/26/2017. Orig. Amount \$96.40.	96.40	10,001.50		
11/01/2017	INV #6991. Due 11/01/2017. Orig. Amount \$964.00.	964.00	10,965.50		
11/11/2017	INV #7275. Due 11/11/2017. Orig. Amount \$144.60.	144.60	11,110.10		
11/26/2017	INV #7276. Due 11/26/2017. Orig. Amount \$96.40.	96.40	11,206.50		
12/01/2017	INV #6992. Due 12/01/2017. Orig. Amount \$964.00.	964.00	12,170.50		
12/11/2017	INV #7277. Due 12/11/2017. Orig. Amount \$231.54.	231.54	12,402.04		
12/26/2017	INV #7278. Due 12/26/2017. Orig. Amount \$96.40.	96.40	12,498.44		
01/01/2018	INV #7030. Due 01/01/2018. Orig. Amount \$964.00.	964.00	13,462.44		
01/11/2018	INV #7279. Due 01/11/2017. Orig. Amount \$173.48.	173.48	13,635.92		
01/26/2018	INV #7280. Due 01/26/2018. Orig. Amount \$96.40.	96.40	13,732.32		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	964.00	2,862.23	4,819.74	67,176.97	\$75,822.94

E-mail
mpcb@daccountant.com

Association of Owners Professional
Madina Gantay Gantay
San Juan, PR 00928-1153

Statement

Date

9/11/2020

To: [REDACTED]

DEPARTAMENTO DE EDUCACION
PO BOX 190759
SAN JUAN, PR 00919-0759

Phone #	Fax #	Amount Due	Amount Enc.		
787-562-1252	787-274-2687	\$75,822.94			
Date	Transaction	Amount	Balance		
02/01/2018	INV #7098. Due 02/01/2018. Orig. Amount \$964.00.	964.00	14,696.32		
02/11/2018	INV #7281. Due 02/11/2018. Orig. Amount \$187.98.	187.98	14,884.30		
02/26/2018	INV #7282. Due 02/26/2018. Orig. Amount \$0.01.	0.01	14,884.31		
03/01/2018	INV #7137. Due 03/01/2018. Orig. Amount \$964.00.	964.00	15,848.31		
03/11/2018	INV #7283. Due 03/11/2018. Orig. Amount \$202.44.	202.44	16,050.75		
03/26/2018	INV #7284. Due 03/26/2018. Orig. Amount \$96.40.	96.40	16,147.15		
04/01/2018	INV #7178. Due 04/01/2018. Orig. Amount \$964.00.	964.00	17,111.15		
04/06/2018	INV #2261. Due 04/06/2018. Orig. Amount \$1,542.98.	1,542.98	18,654.13		
04/11/2018	INV #7285. Due 04/11/2018. Orig. Amount \$216.80.	216.80	18,870.93		
04/26/2018	INV #7286. Due 04/26/2018. Orig. Amount \$96.40.	96.40	18,967.33		
05/01/2018	INV #2328. Due 05/01/2018. Orig. Amount \$1,542.98.	1,542.98	20,510.31		
05/01/2018	INV #7221. Due 05/01/2018. Orig. Amount \$964.00.	964.00	21,474.31		
05/11/2018	INV #7287. Due 05/11/2018. Orig. Amount \$254.50.	254.50	21,728.81		
06/01/2018	INV #7288. Due 06/01/2018. Orig. Amount \$964.00.	964.00	22,692.81		
07/01/2018	INV #7332. Due 07/01/2018. Orig. Amount \$964.00.	964.00	23,656.81		
07/11/2018	INV #7779. Due 07/11/2018. Orig. Amount \$268.97.	268.97	23,925.78		
07/26/2018	INV #7787. Due 07/26/2018. Orig. Amount \$192.80.	192.80	24,118.58		
08/01/2018	INV #7466. Due 08/01/2018. Orig. Amount \$964.00.	964.00	25,082.58		
08/11/2018	INV #7780. Due 08/11/2018. Orig. Amount \$292.11.	292.11	25,374.69		
08/26/2018	INV #7788. Due 08/26/2018. Orig. Amount \$96.40.	96.40	25,471.09		
09/01/2018	INV #7503. Due 09/01/2018. Orig. Amount \$964.00.	964.00	26,435.09		
09/11/2018	INV #7781. Due 09/11/2018. Orig. Amount \$306.57.	306.57	26,741.66		
09/26/2018	INV #7789. Due 09/26/2018. Orig. Amount \$96.40.	96.40	26,838.06		
10/01/2018	INV #7553. Due 10/01/2018. Orig. Amount \$964.00.	964.00	27,802.06		
10/11/2018	INV #7782. Due 10/11/2018. Orig. Amount \$321.03.	321.03	28,123.09		
10/26/2018	INV #7790. Due 10/26/2018. Orig. Amount \$96.40.	96.40	28,219.49		
11/01/2018	INV #7600. Due 11/01/2018. Orig. Amount \$964.00.	964.00	29,183.49		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	964.00	2,862.23	4,819.74	67,176.97	\$75,822.94

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Association of Owners Professional
Madina Gantay Gantay
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Phone #	Fax #	Amount Due	Amount Enc.		
787-562-1252	787-274-2687	\$75,822.94			
Date	Transaction	Amount	Balance		
11/11/2018	INV #7783. Due 11/11/2018. Orig. Amount \$335.49.	335.49	29,518.98		
11/26/2018	INV #7791. Due 11/26/2018. Orig. Amount \$96.40.	96.40	29,615.38		
12/01/2018	INV #7658. Due 12/01/2018. Orig. Amount \$964.00.	964.00	30,579.38		
12/11/2018	INV #7784. Due 12/11/2018. Orig. Amount \$349.94.	349.94	30,929.32		
12/26/2018	INV #7794. Due 12/26/2018. Orig. Amount \$96.40.	96.40	31,025.72		
01/01/2019	INV #7699. Due 01/01/2019. Orig. Amount \$964.00.	964.00	31,989.72		
01/11/2019	INV #7785. Due 01/11/2019. Orig. Amount \$364.41.	364.41	32,354.13		
01/26/2019	INV #7793. Due 01/26/2019. Orig. Amount \$96.40.	96.40	32,450.53		
02/01/2019	INV #7740. Due 02/01/2019. Orig. Amount \$964.00.	964.00	33,414.53		
02/11/2019	INV #7786. Due 02/11/2019. Orig. Amount \$341.26.	341.26	33,755.79		
02/26/2019	INV #8190. Due 02/26/2019. Orig. Amount \$96.40.	96.40	33,852.19		
03/01/2019	INV #7795. Due 03/01/2019. Orig. Amount \$964.00.	964.00	34,816.19		
03/11/2019	INV #8185. Due 03/11/2019. Orig. Amount \$355.72.	355.72	35,171.91		
03/26/2019	INV #8191. Due 03/26/2019. Orig. Amount \$96.40.	96.40	35,268.31		
04/01/2019	INV #7834. Due 04/01/2019. Orig. Amount \$964.00.	964.00	36,232.31		
04/11/2019	INV #8186. Due 04/11/2019. Orig. Amount \$360.54.	360.54	36,592.85		
04/26/2019	INV #8192. Due 04/26/2019. Orig. Amount \$96.40.	96.40	36,689.25		
05/01/2019	INV #7881. Due 05/01/2019. Orig. Amount \$964.00.	964.00	37,653.25		
05/11/2019	INV #8187. Due 05/11/2019. Orig. Amount \$365.36.	365.36	38,018.61		
05/14/2019	INV #2379. Due 05/14/2019. Orig. Amount \$1,640.08.	1,640.08	39,658.69		
05/26/2019	INV #8193. Due 05/26/2019. Orig. Amount \$260.41.	260.41	39,919.10		
06/01/2019	INV #2448. Due 06/01/2019. Orig. Amount \$1,640.08.	1,640.08	41,559.18		
06/01/2019	INV #7920. Due 06/01/2019. Orig. Amount \$964.00.	964.00	42,523.18		
06/11/2019	INV #8188. Due 06/11/2019. Orig. Amount \$379.82.	379.82	42,903.00		
06/26/2019	INV #8194. Due 06/26/2019. Orig. Amount \$260.41.	260.41	43,163.41		
07/01/2019	INV #2483. Due 07/01/2019. Orig. Amount \$1,640.08.	1,640.08	44,803.49		
07/01/2019	INV #7981. Due 07/01/2019. Orig. Amount \$964.00.	964.00	45,767.49		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	964.00	2,862.23	4,819.74	67,176.97	\$75,822.94

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Association of Owners Professional
Madina Contau Conta
San Juan, PR 00928-1153

Statement

Date

9/11/2020

To: [REDACTED]

DEPARTAMENTO DE EDUCACION
PO BOX 190759
SAN JUAN, PR 00919-0759

Phone #	Fax #	Amount Due	Amount Enc.		
787-562-1252	787-274-2687	\$75,822.94			
Date	Transaction	Amount	Balance		
07/11/2019	INV #8189. Due 07/11/2019. Orig. Amount \$394.28.	394.28	46,161.77		
07/26/2019	INV #8195. Due 07/26/2019. Orig. Amount \$260.41.	260.41	46,422.18		
08/01/2019	INV #8022. Due 08/01/2019. Orig. Amount \$964.00.	964.00	47,386.18		
08/01/2019	INV #2502. Due 08/01/2019. Orig. Amount \$1,640.08.	1,640.08	49,026.26		
08/26/2019	INV #8196. Due 08/26/2019. Orig. Amount \$260.41.	260.41	49,286.67		
09/01/2019	INV #8066. Due 09/01/2019. Orig. Amount \$964.00.	964.00	50,250.67		
09/26/2019	INV #8197. Due 09/26/2019. Orig. Amount \$96.40.	96.40	50,347.07		
10/01/2019	INV #8105. Due 10/01/2019. Orig. Amount \$964.00.	964.00	51,311.07		
10/26/2019	INV #8484. Due 10/26/2019. Orig. Amount \$96.40.	96.40	51,407.47		
11/01/2019	INV #8199. Due 11/01/2019. Orig. Amount \$964.00.	964.00	52,371.47		
11/26/2019	INV #8485. Due 11/26/2019. Orig. Amount \$96.40.	96.40	52,467.87		
12/01/2019	INV #8238. Due 12/01/2019. Orig. Amount \$964.00.	964.00	53,431.87		
12/26/2019	INV #8486. Due 12/26/2019. Orig. Amount \$96.40.	96.40	53,528.27		
01/01/2020	INV #8301. Due 01/01/2020. Orig. Amount \$964.00.	964.00	54,492.27		
01/26/2020	INV #8487. Due 01/26/2020. Orig. Amount \$96.40.	96.40	54,588.67		
02/01/2020	INV #8353. Due 02/01/2020. Orig. Amount \$964.00.	964.00	55,552.67		
02/10/2020	INV #8397. Due 02/10/2020. Orig. Amount \$1,937.64.	1,937.64	57,490.31		
02/26/2020	INV #8488. Due 02/26/2020. Orig. Amount \$96.40.	96.40	57,586.71		
03/01/2020	INV #8399. Due 03/01/2020. Orig. Amount \$964.00.	964.00	58,550.71		
03/10/2020	INV #8491. Due 03/10/2020. Orig. Amount \$520.56.	520.56	59,071.27		
03/26/2020	INV #8489. Due 03/26/2020. Orig. Amount \$96.40.	96.40	59,167.67		
04/01/2020	INV #8445. Due 04/01/2020. Orig. Amount \$964.00.	964.00	60,131.67		
04/10/2020	INV #8492. Due 04/10/2020. Orig. Amount \$535.02.	535.02	60,666.69		
04/26/2020	INV #8490. Due 04/26/2020. Orig. Amount \$96.40.	96.40	60,763.09		
05/01/2020	INV #8494. Due 05/01/2020. Orig. Amount \$964.00.	964.00	61,727.09		
05/10/2020	INV #8654. Due 05/10/2020. Orig. Amount \$549.48.	549.48	62,276.57		
05/13/2020	INV #2553. Due 05/13/2020. Orig. Amount \$1,638.03.	1,638.03	63,914.60		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	964.00	2,862.23	4,819.74	67,176.97	\$75,822.94

E-mail
mpcb@daccountant.com

Association of Owners Professional
Madina Gantay Gantay
San Juan, PR 00928-1153

Statement

Date

9/11/2020

To:

DEPARTAMENTO DE EDUCACION
PO BOX 190759
SAN JUAN, PR 00919-0759

Phone #	Fax #	Amount Due	Amount Enc.		
787-562-1252	787-274-2687	\$75,822.94			
Date	Transaction	Amount	Balance		
05/26/2020	INV #8655. Due 05/26/2020. Orig. Amount \$96.40.	96.40	64,011.00		
06/01/2020	INV #2620. Due 06/01/2020. Orig. Amount \$1,638.03.	1,638.03	65,649.03		
06/01/2020	INV #8534. Due 06/01/2020. Orig. Amount \$964.00.	964.00	66,613.03		
06/10/2020	INV #8656. Due 06/10/2020. Orig. Amount \$563.94.	563.94	67,176.97		
06/26/2020	INV #8657. Due 06/26/2020. Orig. Amount \$260.20.	260.20	67,437.17		
07/01/2020	INV #2658. Due 07/01/2020. Orig. Amount \$1,638.03.	1,638.03	69,075.20		
07/01/2020	INV #8574. Due 07/01/2020. Orig. Amount \$964.00.	964.00	70,039.20		
07/10/2020	INV #8658. Due 07/10/2020. Orig. Amount \$1,957.51.	1,957.51	71,996.71		
07/26/2020	INV #8659. Due 07/26/2020. Orig. Amount \$260.20.	260.20	72,256.91		
08/01/2020	INV #8615. Due 08/01/2020. Orig. Amount \$964.00.	964.00	73,220.91		
08/01/2020	INV #8660. Due 08/01/2020. Orig. Amount \$1,638.03.	1,638.03	74,858.94		
09/01/2020	INV #8675. Due 09/01/2020. Orig. Amount \$964.00.	964.00	75,822.94		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	964.00	2,862.23	4,819.74	67,176.97	\$75,822.94

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LEGAL OPS, Inc.



NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA COMETIDA EN EL PROCESO DE INVESTIGACIÓN, RECOPILACIÓN DE INFORMACIÓN Y/O EN LA REDACCIÓN DE ESTUDIOS DE TÍTULO ESTÁ LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TÍTULO. PARA MAYOR PROTECCIÓN DEBERÁ OBTENER UNA POLIZA DE TÍTULO Y/O CERTIFICACIÓN REGISTRAL. NO SOMOS RESPONSABLES POR ERRORES DEL REGISTRO O SUS EMPLEADOS.

P.O. Box 79682

Carolina, PR 00984-9682

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ASUNTO: Quinto Piso – Cond. Medina Professional Center

SOLICITADO POR: Lcdo. Brian M. Dick-Biascoecchea

FINCA: Finca Número 27,185 de Río Piedras Norte
Registro de la Propiedad de Puerto Rico
Sección II de San Juan

DESCRIPCIÓN:

URBANA: Propiedad Horizontal: Fifth Floor. It is a rectangular-shaped area measuring eighty four feet (84') long and thirty eight feet (38') wide, making a total area of three thousand three hundred eight (3,368) square feet, equivalent to three hundred thirteen and one hundredth (313.01) square meters. The fifth floor has not been divided for office, but could be easily divided. Its boundaries are as follows: on the **NORTH**, with Arzuaga Street; on the **SOUTH**, with the property of Federico Basora; on the **EAST**, with the property of Hermanos Lagunas; and on the **WEST**, with Monseñor Torres Street.

Le corresponde un cinco punto uno por ciento (5.1%) en los elementos comunes limitados. Le corresponde los espacios de estacionamiento con los números 501, 502, 503, 504, 505, 506, 507, 508, 509 y 510, todos localizados en el tercer piso.

Consta inscrita en su primera (1^a) inscripción al folio número treinta y uno (31) del tomo número novecientos nueve (909) de Río Piedras Norte, finca número veintisiete mil ciento ochenta y cinco (27,185), en el Registro de la Propiedad de Puerto Rico, Sección Segunda de San Juan.

Número de Catastro: no se expresa

TRACTO:

Se separa de la finca número veintitrés mil cincuenta y cinco (23,055), inscrita al folio número sesenta vuelto (60vto) del tomo número ochocientos treinta (830) de Río Piedras.

PREVIA:

Por la escritura número diez (10) otorgada en San Juan el 25 de abril de 1980 ante el notario Raymond Sandoval Alemany, Government Development Bank for Puerto Rico libera la finca de este número incluyendo los espacios de estacionamiento en consideración a la suma de \$51,456.18. Por el propio documento Norberto Medina Realty Corporation, vende la finca objeto de estudio a favor de Fundación Educativa Ana G. Méndez Incorporada por la suma de \$229,540.00.

DOMINIO:

Consta inscrita a favor del **Estado Libre Asociado de Puerto Rico**, quien adquiere por medio de permuta del anterior titular, Fundación Educativa Ana G. Méndez Incorporada, quien permuta esta finca valorada en \$229,540.00 y otra finca valorada en \$236,100.00 por una finca propiedad del Estado Libre Asociado de Puerto Rico, valorada en \$558,489.00 que no pertenece a la demarcación de este Registro, existiendo una diferencia de \$92,849.00 cuya suma la Fundación paga en el acto de otorgamiento de la escritura al Estado Libre Asociado de Puerto Rico; así resulta de la escritura número treinta y dos (32) otorgada en San Juan el 31 de julio de 1980 ante la notaria Carmen Gude Mijares; presentada para su inscripción el 4 de febrero de 1981 al asiento número cuarenta y seis (46) del diario número setecientos setenta y siete (777), e inscrita al folio número treinta y cuatro (34) del tomo número novecientos nueve (909) de Río Piedras Norte, finca número veintisiete mil ciento ochenta y cinco (27,185), en su quinta (5^a) inscripción.

GRAVÁMENES:

Por su procedencia:

Libre

Por si:

Libre

DOCUMENTOS PRESENTADOS Y PENDIENTES DE CALIFICACIÓN:

No surgen documentos presentados y pendientes de inscripción y despacho bajo la bitácora electrónica de esta finca.

REVISADOS:

Registros de Embargos Estatales y Federales, Sentencias, Registro de Gravámenes creados por la Ley 12 digitalizada en el Sistema Karibe y bitácora electrónica bajo número de finca veintisiete mil ciento ochenta y cinco (27,185), a las 11:49 AM hoy 6 de junio de 2019.

s/Myrna Ortiz Lizardi
Myrna Ortiz Lizardi
LEGAL OPS, Inc.

ADVERTENCIA:

Actualmente el Registro de la Propiedad tiene documentos extendidos en virtud de la Ley 216-2010 en folios móviles con fechas entre el 3 de octubre de 2017 al 28 de febrero de 2018 que no están disponibles al público. Legal Ops, Inc. no se hace responsable por documentos extendidos en estas fechas y que por razones ajenas no estaban presentados bajo la finca objeto de este estudio.

UNITED STATES DISTRICT COURT
DISTRICT OF PUERTO RICO

IN RE:

COMMONWEALTH OF PUERTO RICO

Debtors

Promesa Title III

Case No. 17-3283 (LTS)

**[PROPOSED] ORDER ON THE ASSOCIATION OF OWNERS OF THE MEDINA
PROFESSIONAL CENTER CONDOMINIUM'S REQUEST FOR ALLOWANCE AND
PAYMENT OF ADMINISTRATIVE EXPENSE**

Upon consideration of the *Association of Owners of the Medina Professional Center Condominium's Request for Payment of Administrative Expense* (the "Motion"), the Court having reviewed the Motion and relief requested therein; the Court having jurisdiction over the Motion pursuant to 28 U.S.C. Section 1331 and 48 U.S.C. Section 2166(a); the Court determining that venue of this proceeding and the Motion in this District is proper under 28 U.S.C. Section 1391(b) and 48 U.S.C. Section 2167(a); notice of the Motion being adequate and proper under the circumstances; and after due deliberation and sufficient cause appearing therefor,

IT IS HEREBY ORDERED that:

1. The Motion is GRANTED.
2. The Administrative Expense Claim filed by the Association of Owners of the Medina Professional Center Condominium is hereby allowed.
3. Payment to the Association of Owners of the Medina Professional Center Condominium of the accrued post-petition maintenance fees of \$71,002.94 up to September 11, 2020, plus a per diem of \$55.42, accruing thereafter until the date of payment, is hereby ordered.
4. The Commonwealth is hereby ordered to keep their HOA fees current.

Dated: _____, 2021, in San Juan, Puerto Rico.

The Hon. Laura Taylor Swain
UNITED STATES DISTRICT JUDGE